

LOT 38
PLUMMER CREEK PHASE TWO C & D
OR 2223/684

PROVOST BENJAMIN ALDEN & ALISON MARIE
79105 PLUMMERS CREEK DR
YULEE, FL 32097

2024

12-2N-26-1604-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

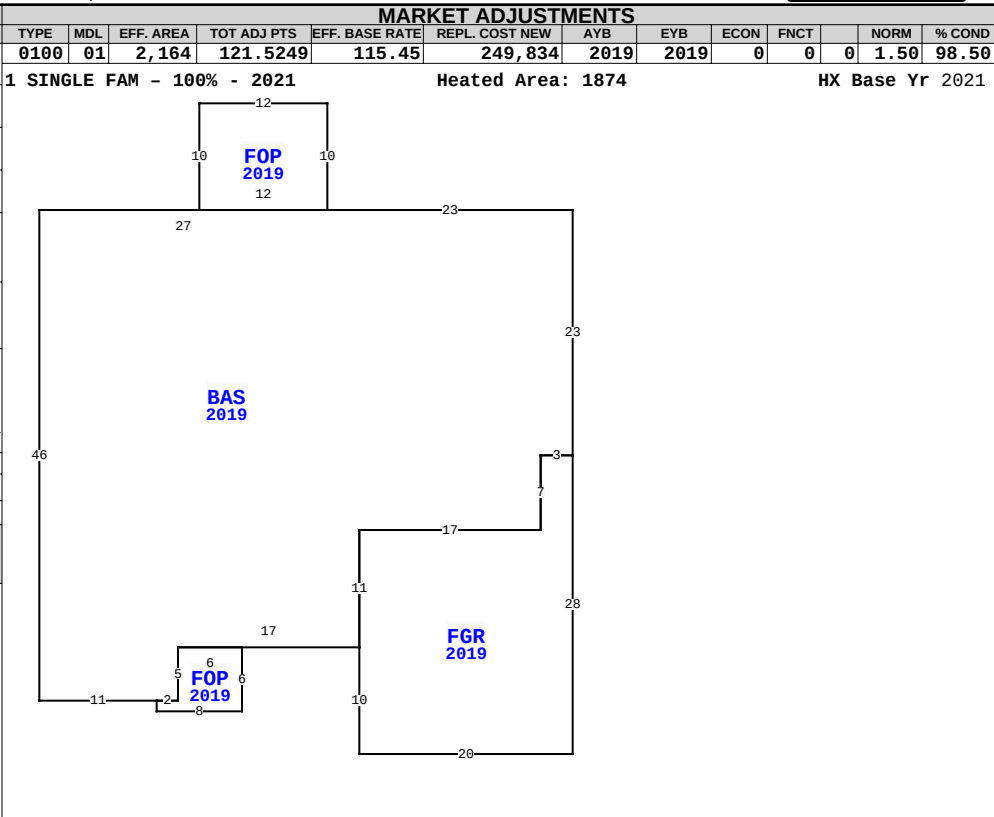
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1,874	213,108
FGR	441	55	243	27,633
FOP	38	30	11	1,251
FOP	120	30	36	4,094

TOTALS	2,473		2,164	246,086
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	783.00	SF	6.50
2	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00
3	0479	VF PICKET	0	100	0	0	60.00	LF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF									
10,300									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 4 Tax Dist:									
BUILDING MARKET VALUE									
246,086									
TOTAL MARKET OB/XF VALUE									
10,300									
TOTAL LAND VALUE - MARKET									
55,000									
TOTAL MARKET VALUE									
311,386									
SOH/AGL Deduction									
54,528									
ASSESSED VALUE									
256,858									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
206,858									
TOTAL JUST VALUE									
311,386									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
300,382									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011938	CO ISSUED	0	11/18/2019
19004688	NEW CONSTR	254,216	07/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2699/1967	3/08/2024	WD	Q	I	01	400,000	
GRANTOR: BLAIR TRENT A L/E							
GRANTEE: PROVOST BENJAMIN AL							
2585/0525	8/18/2022	LE	U	I	11	100	
GRANTOR: BLAIR TRENT A & MELAN							
GRANTEE: LEE ASHLEY N							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W23 FOP=[YR=2019] N10 W12 S10 E12\$ W27 S46 E11 FOP=[YR=2019] S1 E8 N6 W6 S5 W2\$ E2 N5 E17 FGR=[YR=2019] S10 E20 N28 W3 S7 W17 S11\$ N11E17 N7 E3 N23\$.									